



City Plan Commission Minutes

Hearing Date: May 2, 2023

414 E 12th Street, 26th Floor, Council Chamber
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: C1

CD-CPC-2023-00043 A request to approve a MPD Final Plan in District MPD (Master Planned Development) on about 18 acres generally located at the northwest corner of Northeast 76th Street and North Brighton Avenue creating 129 residential units.

Applicant: Adam DeGonia of McClure

Commissioners Present: Allender; Baker; Beasley; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: Crawl

Joe Rexwinkle introduced the case and stated staff recommended approval with conditions. No one appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Allender; Baker; Beasley; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2023-00016 development plan which also serves as a preliminary plat, in District M3-5 (Manufacturing) to allow for 192,000 square foot data center in two phases on one (1) lot, on about 38 acres generally located at the northwest corner of MO Hwy 210 and N. Arlington Avenue.

Applicant: Lukas Long

Commissioners Present: Allender; Baker; Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. John Chamberlain with Kimley Horn and Michael Bell with Burns and McDonald spoke about their requests. They asked for changes on the following conditions:

Condition 2--Asked not to put berms along North Arlington as they would block the flow of water. They didn't want to change drainage as required by the Army Corps of Engineers for wetlands. They also said they did a noise study and found there was not enough noise to warrant using berms. They did agree with installing trees for screening.

Condition 5--They also asked not to put a driveway on 36th St as it would impact the wetlands.

Condition 26--They also wanted fire hydrants on North Arlington deferred until Phase 2. Fire hydrant hoses wouldn't reach buildings until buildings are there. Travis Kiefer with KC Water wanted the fire hydrants installed in Phase 1 as written in the condition.

Olofu Agbaji said berms and trees were required per City code. (Corrections 1-2 & 1-5)

Jeanette Bettencourt of 9823 NE 36th St and neighbor Madison Knoder 3501 and 3521 N Arlington Ave appeared for testimony. They said Arlington was very narrow and supported the driveway on 36th St. They had concerns about the berm as they will have animals grazing on farmland there.

Commissioners discussed merits of the case and approved it with conditions. They amended condition 1.2 to revise landscaping plan to include berm where it doesn't impede wetlands. They also amended condition 26 to state the developer will enter into a secured deferral agreement for 3 fire hydrants prior to approval of final plat.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hill

Voting Aye: Allender; Baker; Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-SUP-2023-00015 A request to approve a Special Use Permit for an event space (Firehouse KC Event Center) in District B3-2 (Community Business District) on about 0.15 acres on about 0.15 acres generally located on the west side of Troost between east 45th Street on the north and Brush Creek Boulevard on the south (4518 Troost).

Applicant: Erica Hartley of UC-B Properties

Commissioners Present: Allender; Baker; Beasley; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: Crowl

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. Applicant Lance Carlton spoke about their requests. He said they used the church parking across the street for overflow. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2023-00020 A request to approve a development plan for a mixed-use building in District DC-15 (Downtown Core 15) on about 1.06 acres generally located at West 14th Street and Wyandotte Street.

Applicant: Liam Dai

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Larisa Chambi presented the case. She noted the removal of condition 7 and to revise condition 27 "The developer shall construct the drives for the valet zone as to prohibit left turns onto Wyandotte Street, and shall sign accordingly. Valet operations may not impede through traffic." The applicant gave a presentation including letters of support. They objected to condition 27. They wanted to add trees and planters to beautify the valet area. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions, removing condition 7 and including revised condition 27 as written by staff.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Sadowski

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2023-00037 A request to approve a council approved signage plan for Metro North Crossing in district UR on about 103 acres generally located at the northeast corner of NW Barry Road and HWY 169

Applicant: Phillip Dougherty of Slaggie Architects, Inc.

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. Condition #2 noted "Staff does not support the excessive size of the primary gateway feature monument sign to accommodate individual tenant panels." The applicant team of Dave Horn with Metro North Crossing and Scott Slaggie with Slaggie Architects spoke about their requests. They did not agree with condition #2. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions, including a revised condition #2 regarding the gateway monument, stating, "Background color of the side panels shall be consistent unless one tenant uses half or more of the sign."

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Sadowski

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-SUP-2023-00011 A request to approve a Special Use Permit to allow for a Hotel on a Boulevard in Zoning District DX-15 on about 0.18 acres of land generally located at 2100 Grand Boulevard

Applicant: Michelle Lockman of KANSAS CITY DESIGN GROUP, LLC

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2023-00012 A request to approve a special use permit to allow for an expansion to an existing school in district R-7.5 (Residential 7.5) on about 5.3 acres generally located at N Green Hills Road and NW 76th Terrace, just east of Lake Waukomis city limits.

Applicant: kyle kippes of kaw valley engineering, inc

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Connor Tomlin presented the case. He asked to remove conditions 6 & 9 as their conditions had already been met. The applicant appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions, including removal of conditions 6 & 9.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Baker

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 7.1

CD-CPC-2023-00048 A request to rezone an area on about 5.9 acres generally located at Hardesty Avenue and E. 12th Street from R-1.5 (residential) to R-0.75 (residential).

Applicant: Kyle Miller of Crockett Engineering

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Andrew Clarke presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and approved it.

Motion: Approved

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 7.2

CD-CPC-2023-00047 A request to approve a residential development plan in district R-0.75 on about 5.9 acres generally located at Hardesty Avenue and E. 12th Street.

Applicant: Kyle Miller of Crockett Engineering

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Andrew Clarke presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2023-00041 A request to approve the Guadalupe PIEA Area Plan and declare the are blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

Applicant: Pamela Grego of Planned Industrial Expansion Authority

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Sadowski

Commissioners Absent:

Commissioners Recusing: Rojas

Andrew Clarke introduced the case. David Macoubrie with Planned Industrial Expansion Authority, Scott Belke with Belke Appraisal, Jim Potter with Consolidated Housing Solutions appeared and spoke about their requests. Scott Belke gave a presentation regarding blight. No one else appeared for testimony. Commissioners discussed merits of the case and approved the finding of blight and the general development plan.

Motion: Approved

Motioned by: Enders

Seconded by:

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Sadowski

Voting Nay: Hill

Abstaining: None

Docket Item: 9

CD-SUP-2023-00016 A request to approve a special use permit for outdoor warehousing, wholesaling use in district M1-5 on about 2.7 acres generally located at 2000 Guinotte Avenue

Applicant: Brian Hochstein of MKEC Engineering, Inc.

Commissioners Present: Allender; Baker; Beasley; Crowl; Hill; Rojas; Sadowski

Commissioners Absent: Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. The applicant appeared and spoke about their requests. Owner Bill Hampel appeared and answered questions regarding containment. He said the project complied with federal regulations, Spill Prevention and Counter Control as well as Fire regulations. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Rojas

Voting Aye: Allender; Baker; Beasley; Crowl; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-SUP-2022-00045 Shell 8025 Hickman Mills - A request to approve a Special Use Permit in District B3-2 (Community Business) to allow for gasoline and fuel sales, plus any necessary variance on about 1 acre generally located on the north side of the intersection of Hickman Mills Drive and Prospect Avenue.

Applicant: KHALID BANDAY of KAM DESIGN GROUP LLC

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended continuance to June 6, 2023 without fee. No one appeared for testimony. Commissioners continued the case to June 6, 2023 without fee.

Motion: Continued Fee: NO
Motioned by: Hill
Seconded by: Beasley
Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 11

CD-CPC-2023-00002 A request to approve a rezoning from District B4-2 (Heavy Business/Commercial 4) to District UR (Urban Redevelopment) and a non-residential development plan on about 1.19 generally located at the corner of East 65th Street and Troost Avenue.

Applicant: Butch Rigby of BB63 II, LLC

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended continuance to May 16, 2023 without fee. No one appeared for testimony. Commissioners continued the case to May 16, 2023 without fee.

Motion: Continued Fee: NO
Motioned by: Hill
Seconded by: Beasley
Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 12

CD-SUP-2023-00014 A request to approve a Special Use Permit (SUP) in district M1-5 (manufacturing) for a warehouse and accessory structures and variances to the Boulevard and Parkway Standards on about 3.75 acres generally located at Belmont Boulevard and St. John Avenue.

Applicant: Albert Hermans of SDC Engineering

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended continuance to June 6, 2023 without fee. No one appeared for testimony. Commissioners continued the case to June 6, 2023 without fee.

Motion: Continued Fee: NO
Motioned by: Hill
Seconded by: Beasley
Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 13

CD-CPC-2023-00042 A request to approve a rezoning from District R-7.5 (Residential) to District O (Office) on about 2.17 acres generally located at the southwest corner of Eastern Avenue and Old Santa Fe Road.

Applicant: Carla Barksdale of In-House Counsel, LLC

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended continuance to May 16, 2023 without fee. No one appeared for testimony. Commissioners continued the case to May 16, 2023 without fee.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Beasley

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None
